



**Glaistead Close, Silsden, BD20 0NE**

**Asking Price £345,000**

- NO UPPER CHAIN
- PRIVATE DRIVEWAY
- LANDSCAPED REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- IDEAL FAMILY HOME
- FOUR-BEDROOM DETACHED PROPERTY
- INTEGRAL GARAGE WITH POWER & LIGHTING
- GROUND FLOOR W.C
- SPACIOUS BREAKFAST KITCHEN
- SOUGHT-AFTER LOCATION WHICH BACKS ON TO THE LEEDS LIVERPOOL CANAL

# Glaisdale Close, Silsden, BD20 0NE

Offered onto the open market with no onward chain, this four-bedroom detached home is ready for its next chapter. Tucked away on a peaceful cul-de-sac, the property is ideally suited to a growing family and offers the rare advantage of gated rear access to the scenic Leeds & Liverpool Canal.



Council Tax Band: E



## PROPERTY DETAILS

Tucked away at the head of a peaceful cul-de-sac, in a quiet and secluded corner, lies this impressive four-bedroom detached family home. Ideally suited to a growing family, this spacious property offers the rare advantage of gated rear access to the scenic Leeds and Liverpool Canal.

With no onward chain, this well-proportioned home is ready for its next chapter. It features gas central heating and sealed unit double glazing throughout, ensuring comfort and efficiency in every season.

Upon entering the home, you are welcomed into the entrance hallway, where to the right you'll find a convenient cloakroom/WC and ahead, an enclosed staircase rising to the first floor. To the left, a generously sized lounge is an attractive fire surround with a gas fire and enjoys pleasant views over the front garden. The lounge seamlessly connects to the dining room, which benefits from sliding patio doors that open directly onto the rear garden, creating an ideal space for family gatherings or summer entertaining.

The stylish breakfast kitchen is finished in a modern black-and-white palette and comes fully equipped with ample storage and workspace. It also offers direct access to both the side of the house and the integral garage, making daily routines practical and efficient.

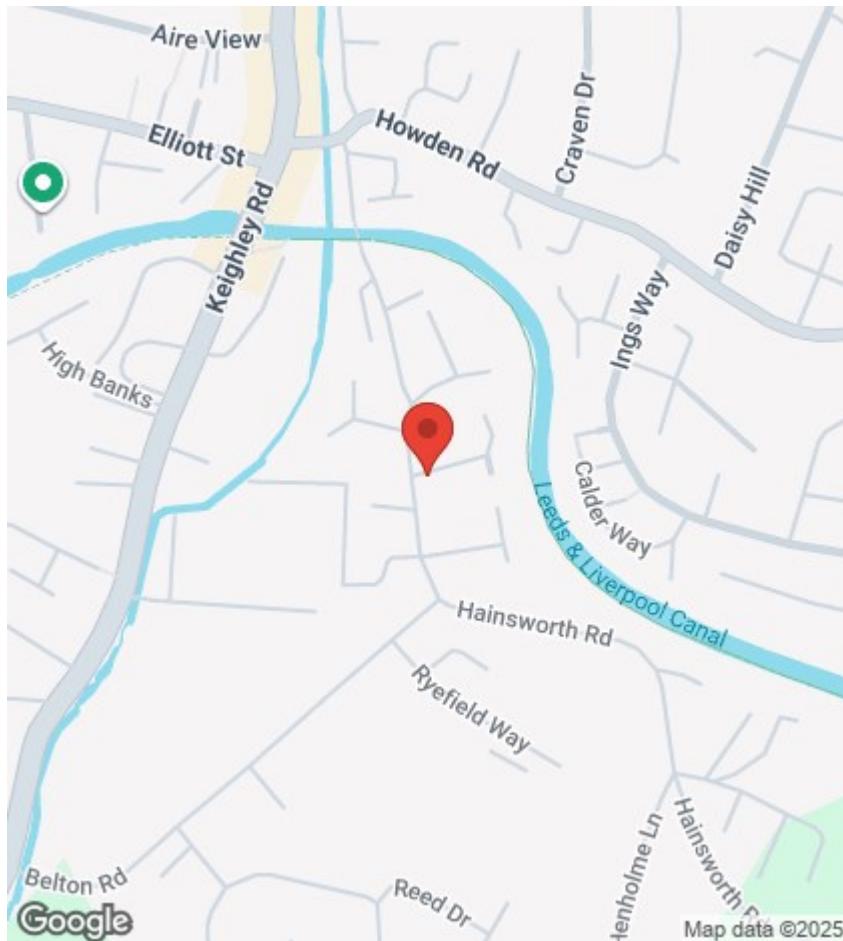
Upstairs, a spacious split-level landing leads to the well-appointed master bedroom, which features built-in wardrobes and lovely long-distance views. The master also enjoys a modern en-suite shower room. There are three additional well-sized bedrooms, all served by a modern family bathroom finished to a high standard.

Outside, the property boasts a private driveway leading to an integral single garage with an up-and-over door, power and lighting. The open-plan front garden is complemented by pathways on either side of the house leading to the rear. The landscaped rear garden is a true highlight, offering a large lower patio area perfect for outdoor dining and a raised lawned garden bordered by mature shrubs and bushes, providing colour and privacy year-round. A gate at the rear offers direct access to the canal, making it ideal for leisurely walks or cycling.

Located within easy walking distance of the vibrant town centre of Silsden, this home is part of a thriving and sought-after community. Over recent years, Silsden has become a popular choice for a wide range of residents, especially commuters, thanks to its train station within 15 minutes' walk, offering direct links to major business hubs.

The town offers an excellent array of amenities including coffee shops, bars, restaurants, a doctors' surgery, dentist, supermarket and a newly built primary school, which feeds into the highly regarded South Craven Secondary School.

For those seeking a spacious, well-located family home in a charming canal-side setting, this property represents an outstanding opportunity.



## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	85
EU Directive 2002/91/EC		



Total Area: 109.3 m<sup>2</sup> ... 1176 ft<sup>2</sup>  
All measurements are approximate and for display purposes only